



DRAFT MINUTES*

SUNNYVALE ONIZUKA CITIZEN'S ADVISORY COMMITTEE (CAC)

MAY 30, 2007

The Onizuka Citizen's Advisory Committee Met In Special Meeting At 7:00 P.M. on Wednesday, May 30, 2007, in the Sunnyvale Public Library, Program Room A, 665 West Olive Avenue, Sunnyvale with CAC Vice Chair, Dean Chu, presiding.

CALL TO ORDER:

Meeting was called to order at 7:09 p.m., Chair Ron Swegles being absent; Vice-Chair Dean Chu presided

ROLL CALL:

CAC Members Present: CAC Vice-Chair Dean Chu, Nick and CAC Members Galiotto, Howard Chuck, Robert Lopez, Geoffrey Kiehl, Sarah Wasserman, Raymundo Ferdin, Thom Bryant, Charles Rogers, Cynthia Cotton,

CAC Members Absent: Josephine Lucey, Nancy Newkirk, Ron Swegles (excused)

Staff Present: Coryn Campbell, Assistant to the City Manager; Robert Switzer, BRAC Project Manager, Annabel Yurutucu, Housing Officer.

Others: Vanessa Cooper, Director of Operations, Charities Housing

CONVENE SPECIAL MEETING

- **Approval of Minutes of 3/21/06.** (The minutes of 3/21/06 were continued to the next meeting due to their status at notice time).
- **Information Only Report: Onizuka AFS Homeless Housing Notices of Interest Deficiencies Correction Phase, and Alternative Site Strategy:** Mr. Switzer introduced the report by briefly noted BRAC requirements that the LRA "balance" of the needs of the homeless for housing, with the needs of the community for economic development and redevelopment. In this context past meetings of the CAC and LRA reviewed a preliminary accounting of past or historic land uses, current property and environmental conditions, and planning policies including both the City's Consolidated Plan for homeless housing and the Moffett Park Specific Plan governing uses. These reviews enumerated conditions that constrain Onizuka's reuse as residential development. The CAC and LRA are committed to equitably balance these needs in the Phase II process. In Phase II the LRA will seek to balance and resolve homeless housing and the corresponding Veteran's Affairs, Air Force and preferred reuse option as precondition to completing the Final Reuse Plan for submission to Department of Defense and HUD. Staff noted that the report was "informational only" and introduced Annabel Yurutucu, Sunnyvale's Housing Officer to present the report.

Ms. Yurutucu described the report in summary, the background of NOIs, the NOI deficiency correction phase, and her office's current exploration of site alternatives that might be more



appropriate than Onizuka AFS for homeless housing. Discussion followed: Mr. Bryant indicated that the structure was unclear [financial, procedural?] on how homeless housing would happen. Ms Yurutucu indicated that an alternative site might include any public agency land (City, school district, etc) and that a review of potentially appropriate sites (including all public parcels) is currently underway and will eliminate sites that are not available or are inappropriate. Staff will proceed with a request that homeless service providers address NOI deficiencies. Subsequently, staff will analyze responses and bring them back before the CAC and LRA, and recommend actions. Mr. Lopez inquired about the strategy's reliance on approved grant extensions and funding augmentations. Staff responded that staff would share timelines with the CAC as soon as there we knew the Federal response. Chairman Chu called on the audience for related public comment.

Ms Vanessa Cooper, Director of Operations for Charities Housing handed out *"Housing Silicon Valley: A 20 year Plan to End the Affordable Housing Crisis,"* and summarized Charity Housing's Notice of Interest (NOI) proposal summary entitled, *"Onizuka Place"* attached to and made part of these minutes. Ms. Cooper described Charities Housing resume of past and current housing activity for the homeless including 600 units of housing in six cities, and 450 units proposed in the next three years. The Chair invited CAC member comments. Ms. Cotton stated her concerns about the convenience of Onizuka's site access to public services, as compared with CHDC's San Antonio/Mathilda units where residents walk to services. Ms. Cooper agreed and indicated CHDC would provide onsite counseling, case management, etc., and had not been asked to propose mixed use development or other services but could do that. There was no further comment. The Chair thanked Ms. Cooper.

- **Community Advisory Committee Re-Appointment Process**

In response to Committee questions regarding the time schedule Chairman Chu asked for an explanation of the appointment process, and the schedule. Ms. Campbell explained the appointment process which is scheduled at the June 12 LRA meeting, and asked CAC member who have not expressed interest in re-appointment to contact Mr. Switzer. Staff indicated it would email CAC members with proposed CAC dates. [NOTE: Next CAC meetings are scheduled for August 23, November 15, February 28, 2008, July 17, 2008.1]

Public Comments: The Chair called for public comment. No public comments followed.

Adjournment: There being no further business Chairman Chu adjourned the meeting at 7:40 p.m.

Respectfully Submitted: Robert A. Switzer, BRAC Project Manager



ATTACHMENT

(Provided by: Ms Vanessa Cooper, Director of Operations for Charities Housing)

Onizuka Place

A Partnership of the Santa Clara County
Collaborative on Homeless and Housing Issues

Partners

Charities Housing Development Corporation
Innvision the Way Home
Catholic Charities of Santa Clara County
Next Step Center, a division of Vietnam
Veterans of California, Inc.



About Charities Housing

- Non-profit affordable developer based in Santa Clara County
- Mission is permanent, affordable supportive housing
- 600 units developed in 6 cities, including Stoney Pine in Sunnyvale
- 450 units under construction or in pipeline for the next 3 years

Proposal

- **Units:** 120 efficiency studios (325 square feet, full bath & kitchen, all wheelchair accessible)
- **Service space:** 30,000 square feet of administrative, service space delivery and common areas. This includes parking, community room, lounge, offices, laundry and outdoor patio. Approximately 18,000 square feet would be the new offices and headquarters of the Next Step Center, a comprehensive supportive services organization for veterans. In addition to a broader range of services available to tenants and non-tenants, Next Step will also provide individual case management for a number of the tenants.
- **Tenant base:** 50% homeless, 50% very low and extremely low income households of 1 and 2 persons. Tenants will be offered employment as desk clerks.
- **Services:** wrap around, case management by Innvision and Catholic Charities both of whom have extensive experience in housing, job placement and counseling/advocacy for homeless and low income households. Charities Housing has existing service contracts with these organizations.
- **Financing:** HUD McKinney, State and Federal tax credits, State of California MHP, AHP program, City, County, Housing Trust Fund,
- **A proven success for housing homeless and low income households of 1 and 2 persons.** Patterned after award winning San Antonio Place in Mountain View. Members of the public are welcome to arrange a tour of San Antonio Place by calling 650-941-4223 or to drop by Monday through Friday from 8am -12 noon.